



18 BELMONT ROAD

ABERGAVENNY | MONMOUTHSHIRE | NP7 5HN

18 Belmont Road

Charming Victorian property privately positioned within a small, terraced row in a popular residential area located within close walking distance from Abergavenny town centre. Offering spacious living accommodation and two garages with driveway parking, this property is being offered with no onward chain.

- Three bedroom period terraced property
- Tucked away at the end of Belmont Road
- Spacious living accommodation
- Two garages and driveway parking
- No onward chain

STEP INSIDE

The property is approached by a path up to the attractive arched entrance porch. The hallway has stairs rising to the first floor and doors leading through to the open sitting/dining room which have glass sliding doors allowing for the rooms to be separated. The sitting room has a bay window overlooking the front garden and with views of the distant Brecon mountains with an electric fireplace. The dining room has been used by the current owner as a second sitting room with feature fireplace and door through to the kitchen. The kitchen has a door opening out onto the courtyard garden, alongside windows surrounding the sink area which allow light to flow into the room. A useful utility room leads through to the bathroom with shower over the bath. To the first floor are three double bedrooms, two of which have built in cupboards and useful wash hand basins.





STEP OUTSIDE

The property itself sits behind a modest but well-kept front garden, with neat lawn area and a stocked boarder with a mixture of mature shrub plants. To the rear is a low maintenance courtyard garden with a useful storage shed. To the front on the property are two detached garages.

AGENTS NOTES

We are advised that there is a right of way to rear of property for number 18

DIRECTIONS

From Abergavenny town centre, follow Cross Street into Lower Cross Street proceeding onto Monmouth Road. Follow the road and take the third turning left onto Belmont Road. Proceed to the top of Belmont Road, as the roads starts to turn right and adjacent to the entrance of White's Close proceed down the small lane directly in front of you where the property will be found straight ahead.

CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.

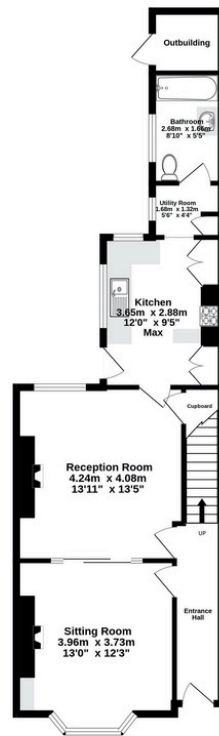
FIXTURES AND FITTINGS

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

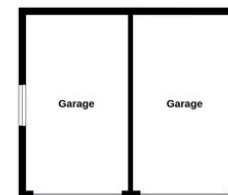
LOCATION

Tucked away adjacently from the top of Belmont Road, in a popular residential area within a reasonable walking distance of Abergavenny town centre. The historic market town offers a wide range of amenities including shops, primary and secondary schools, banks, doctors, dentists, a library and a general hospital. Abergavenny has a leisure centre with swimming pool, a cinema, theatre and the area is well known for its many high quality restaurants. The town has a mainline railway station and good road links for commuting; the property is situated within easy reach of the commercial centres of south Wales via the Heads of the Valleys road and the A40/A449 linking to the M4, M5 and M50 motorways for Cardiff, Bristol and the Midlands.

Ground Floor
57.9 sq.m. (623 sq.ft.) approx.



1st Floor
49.3 sq.m. (530 sq.ft.) approx.



TOTAL FLOOR AREA : 130.7 sq.m. (1407 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ASKING PRICE

£350,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

D

SERVICES

We understand that there is mains electricity, gas, water and drainage connected to the property.

Broadband: Standard, superfast and ultrafast full fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach
Mobile: EE, Three, 02 and Vodafone (Indoors and Outdoors). Please make your own enquiries via Ofcom.

LOCAL AUTHORITY

Monmouthshire County Council.

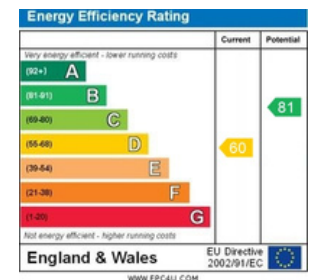
COUNCIL TAX

Band - E. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

TITLE

The property title is un-registered.

Scan to view video of the house





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